



ATI PHYSICAL THERAPY
AT&T
RED WING
Available
MANAGED BY
PINECREST ASSOCIATES, LLC

2518

Available

AVAILABLE FOR LEASE

1,311 SF INLINE RETAIL SPACE AVAILABLE

2518 HARLEM AVE / NORTH RIVERSIDE, IL

2518 HARLEM AVE / NORTH RIVERSIDE, IL 60546



AVAILABILITY

2518 Harlem Ave, Unit B: Available For Lease
1,311 SF Inline Space

FEATURES

- Former hair salon inline space with unobstructed visibility to Harlem Avenue (33,700 vpd).
- Outlot of the North Riverside Costco which draws in 2.8 Million visits per year. [Placer.ai](#)
- Located in North Riverside's main retail hub with close proximity to North Riverside Park Mall (1,200,000 SF/1.2 Million visitors/year) [Placer.ai](#) and Morton West High School (3,580 Students).
- Multiple points of entry into the shopping center from both Harlem Avenue and 26th Street.

DEMOGRAPHICS WITHIN 5 MILES



Total Population

618,594



Avg HH Income

\$102,506



Daytime Population

530,458

AREA TENANTS

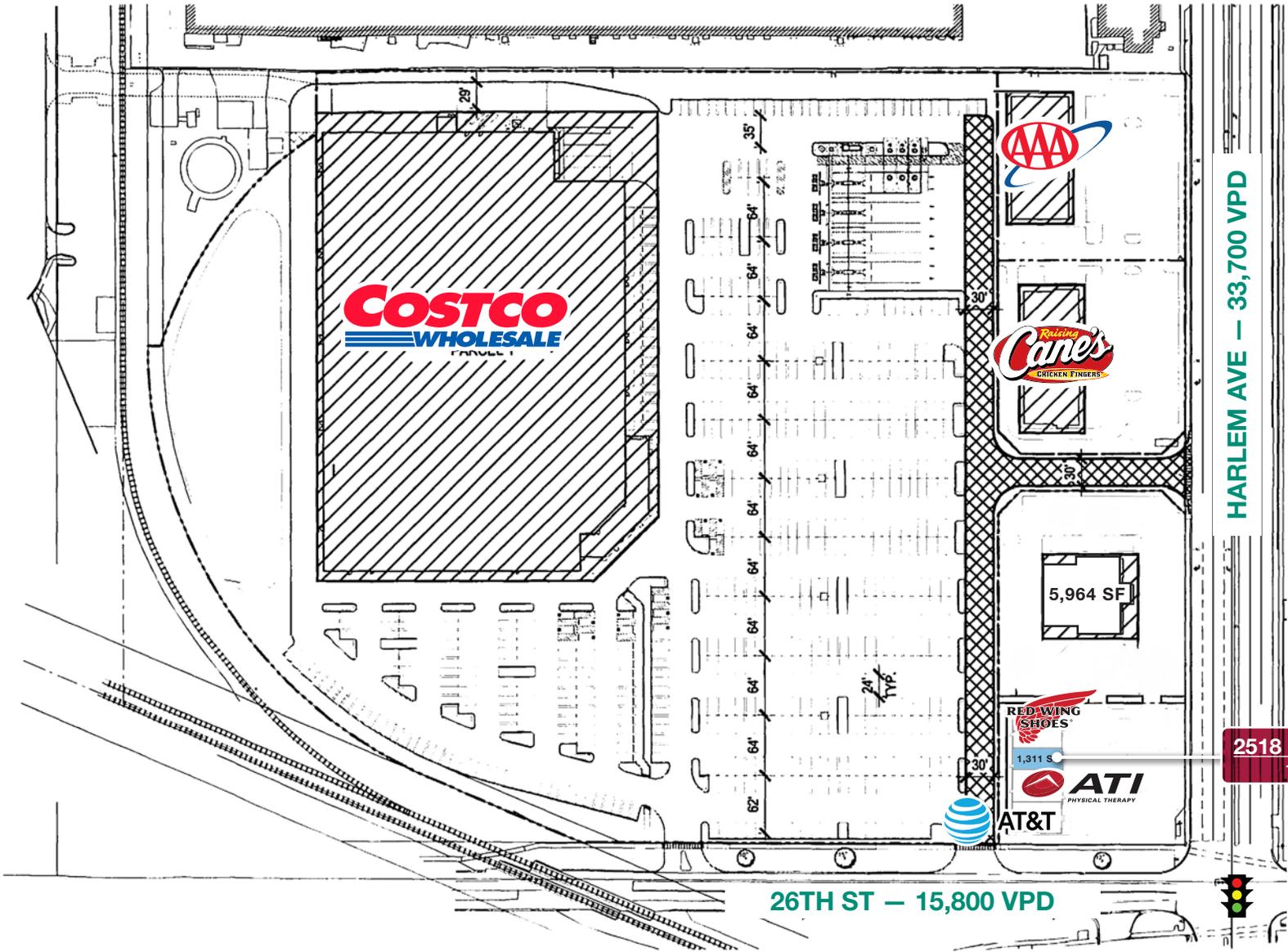




2518 HARLEM AVE / NORTH RIVERSIDE, IL



2518 HARLEM AVE / NORTH RIVERSIDE, IL

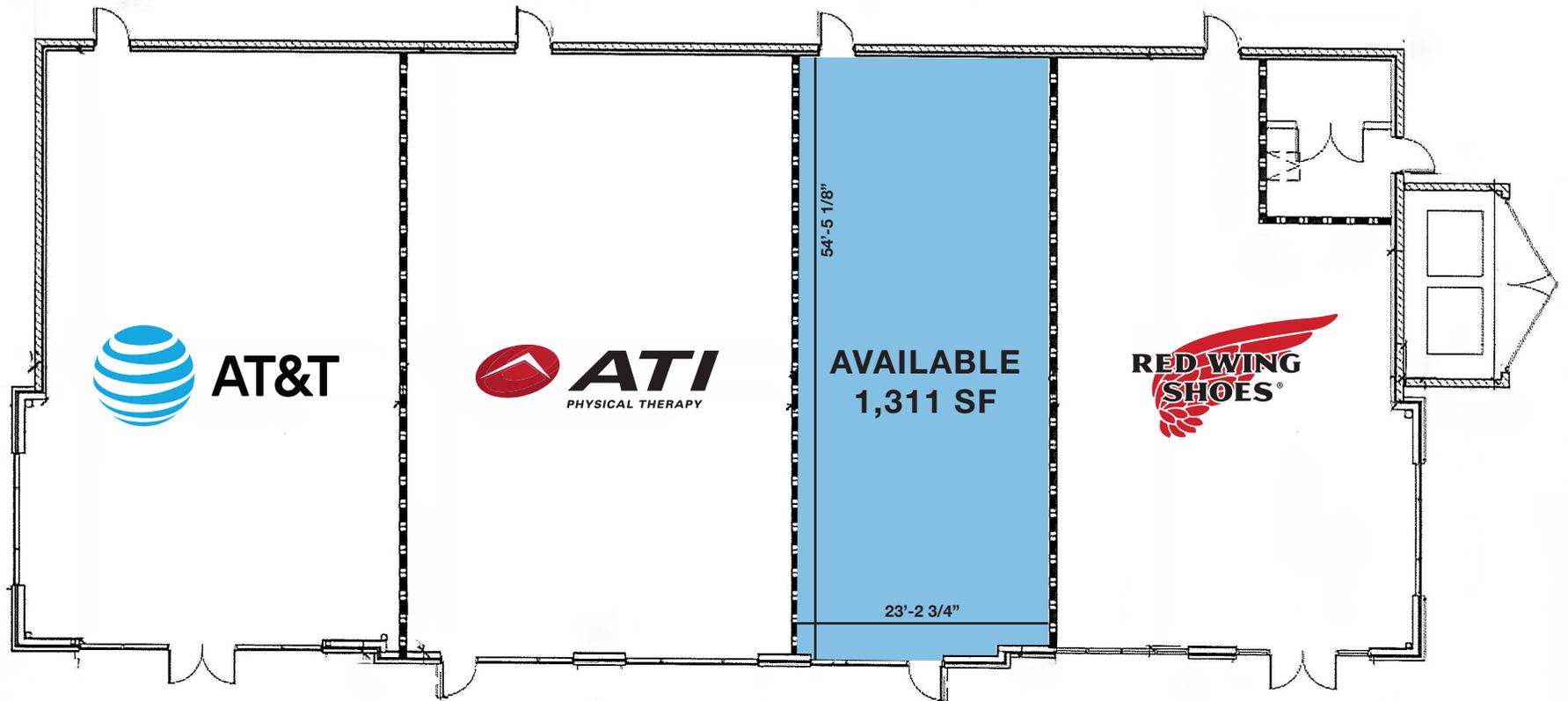


HARLEM AVE — 33,700 VPD

26TH ST — 15,800 VPD

2518 Harlem Ave
1,311 SF

2518 HARLEM AVE / NORTH RIVERSIDE, IL



HARLEM AVE — 33,700 VPD



NORTH RIVERSIDE, ILLINOIS



TRAFFIC COUNTS & GENERATORS

TRAFFIC COUNTS
HARLEM AVE: 33,700 VPD
26TH ST: 15,800 VPD

GENERATORS
NORTH RIVERSIDE PARK MALL
(6.3M VISITS/YEAR) Placer.ai
MORTON WEST HIGH SCHOOL
(3,580/STUDENTS)

2518 HARLEM AVE / NORTH RIVERSIDE, IL

CONTACT US FOR
MORE INFORMATION

STEVE FRISHMAN

Mid-America Real Estate Corp.

SFrishman@MidAmericaGRP.com

630.954.7325

BRIAN ADAMS

Mid-America Real Estate Corp.

BAdams@MidAmericaGRP.com

630.954.7512

**MID-AMERICA KNOWS
RETAIL PROPERTY SALES & LEASING**



410 N Michigan Ave, Suite 1100 / Chicago, Illinois 60611
630.954.7327 | [MidAmericaGrp.com](https://www.MidAmericaGrp.com)